

NEWTON FALLOWELL

126 Station Road, Burgh Le Marsh - PE24 5EP

£425,000

126 Station Road

Burgh Le Marsh, Skegness

A beautifully presented and spacious family home situated on the outskirts of a popular small market town providing versatile living accommodation and being ideally suited to extended family living or those working from home. The accommodation comprises Entrance Hall, Lounge, 31ft Kitchen & Family Room, 2 ground floor W.C's, Utility Room, Boot Room, Store, Study and 22' Hobby Room suitable for a variety if different uses. To the first floor is a Master Bedroom with En-Suite Shower Room, 3 further Bedrooms and a family Bathroom. The property is set in mature landscaped gardens with a separate cultivated/growing area, feature pond, paved seating areas, driveway providing ample parking and a large Garage/Workshop. Viewing is essential to appreciate all this house has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

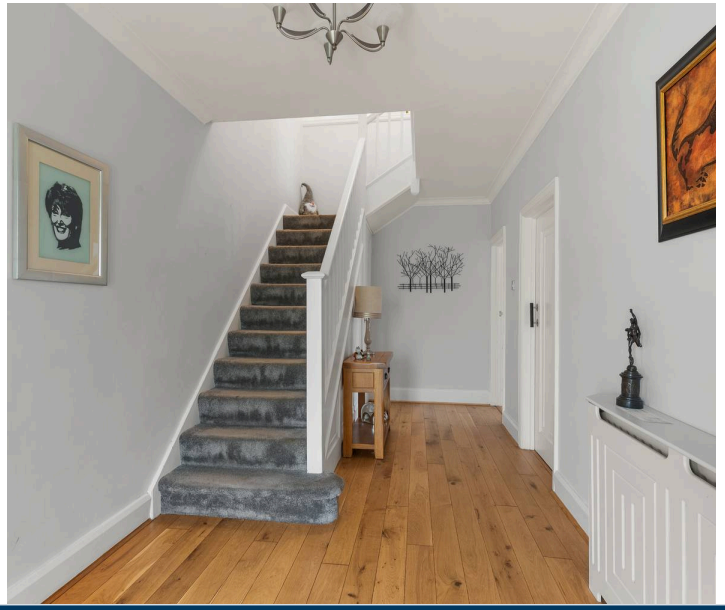
EPC Environmental Impact Rating: F



NEWTON FALLOWELL







ACCOMMODATION
Entrance is on the side elevation via a covered porch with steps leading to a composite door to the:-

HALLWAY
With pvc windows to the side elevations, wood flooring, radiator, stairs to first floor with storage cupboard under.

CLOAKROOM
With W.C, hand basin, pvc window to the side elevation, tiled flooring.

LOUNGE
17' 4" x 13' 4" (5.29m x 4.06m)
With pvc bow window to the front elevation with curved radiator below, wooden flooring, decorative fireplace surround with inset lpg gas cola effect fire.

kITCHEN & FAMILY ROOM
being 9.52m long overall and comprising:-

Kitchen area
16' 2" x 14' 3" (4.94m x 4.34m)
reducing to 9'7" (2.96m). Fitted with a modern range of grey gloss base and wall units, quartz worksurfaces with matching upstands, inset sink unit with hot tap, tall units housing twin electric ovens, inset induction hob with extractor hood above, integrated fridge, integrated dishwasher, pvc window to the rear elevation, door to the Utility Room, modern vertical radiator, breakfast bar seating area and wood flooring through to the:-

Living and Dining Room
16' 6" x 13' 3" (5.03m x 4.05m)
With walk in bay window to the front elevation with curved radiator below.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UTILITY ROOM
7' 3" x 5' 4" (2.21m x 1.62m)
With plumbing for washing machine, radiator.

BOOT ROOM
12' 6" x 5' 6" (3.81m x 1.67m)
With base and wall units, worksurfaces, radiator, pvc window to the front elevation, pvc door to the rear elevation.

STORE
6' 4" x 4' 8" (1.93m x 1.42m)
With pvc windows, base units with worksurfaces over, door to:-

W.C
With W.C, hand basin.

OFFICE
8' 10" x 6' 6" (2.69m x 1.97m)
With pvc window to the rear elevation, skirting radiator.

HOBBY ROOM
22' 2" x 8' 10" (6.76m x 2.69m)
With pvc door from the front, pvc patio doors opening onto the rear garden and 3 pvc windows, radiator.

FIRST FLOOR LANDING
With access to roof space.

BEDROOM 1
18' 0" x 11' 9" (5.49m x 3.57m)
With walk in bay window to the front elevation with curved radiator below, a range of built in wardrobes to one wall with central dressing table recess, door to:-

EN-SUITE SHOWER ROOM
6' 0" x 4' 11" (1.82m x 1.50m)
With pvc window to the side elevation, corner shower enclosure with direct shower, hand basin in a vanity unit, W.C, wet room wall panelling and part tiled walls.











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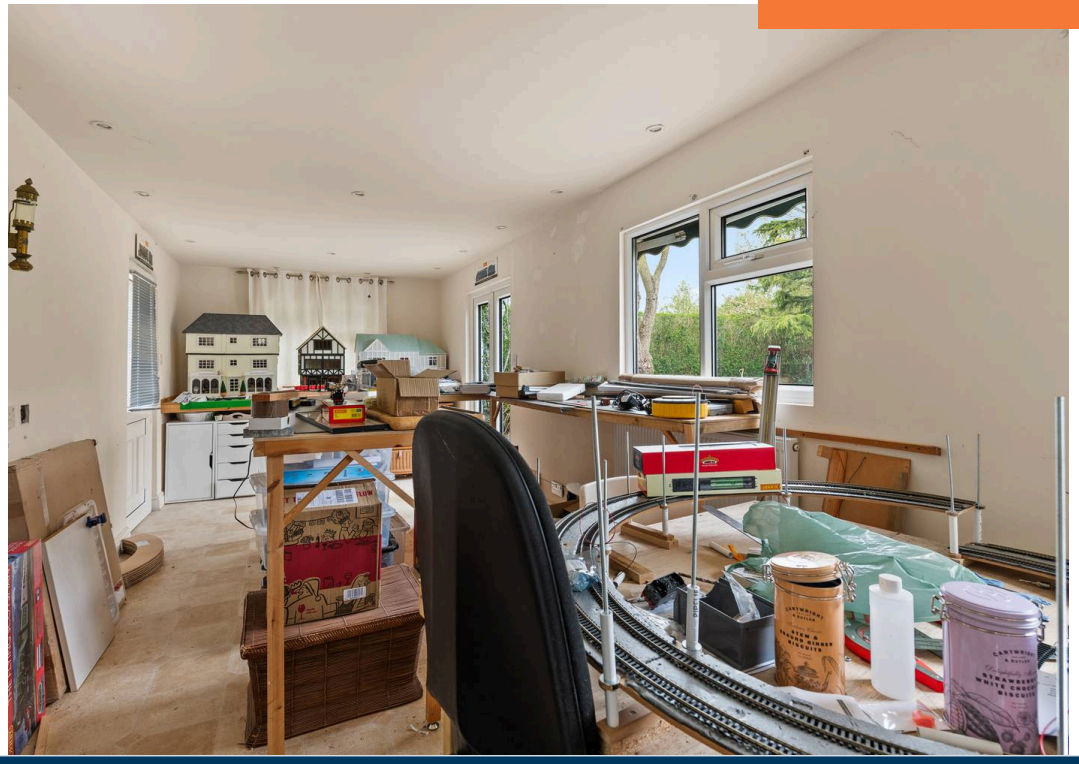

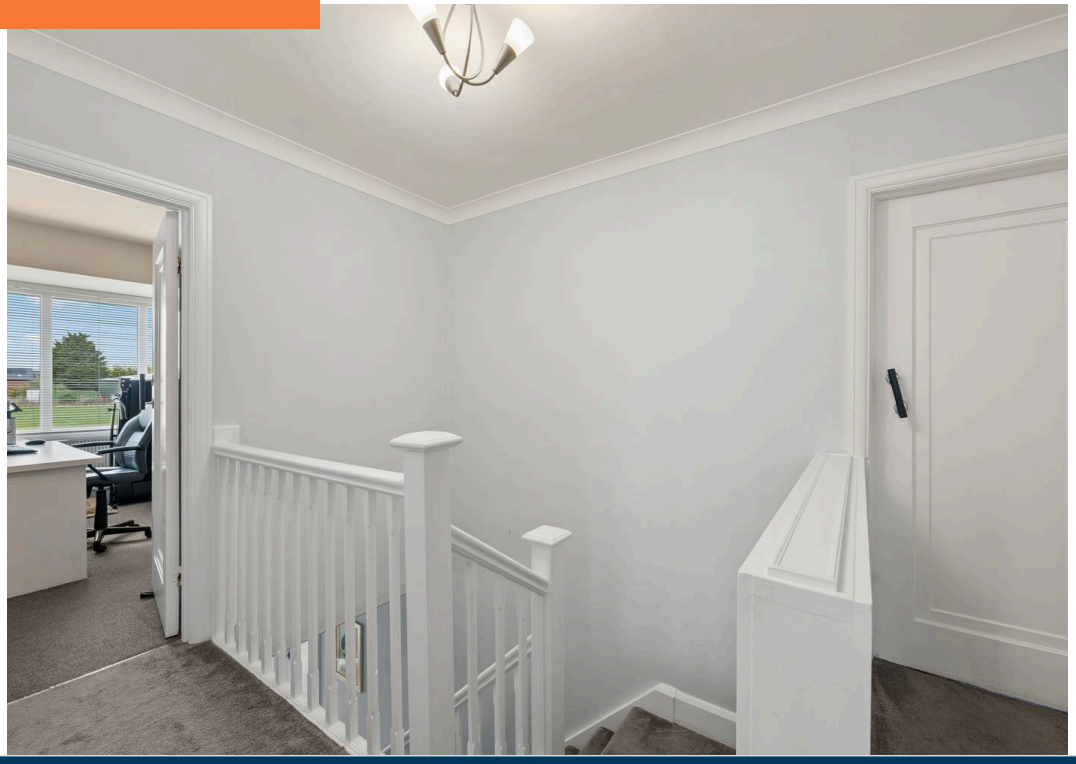





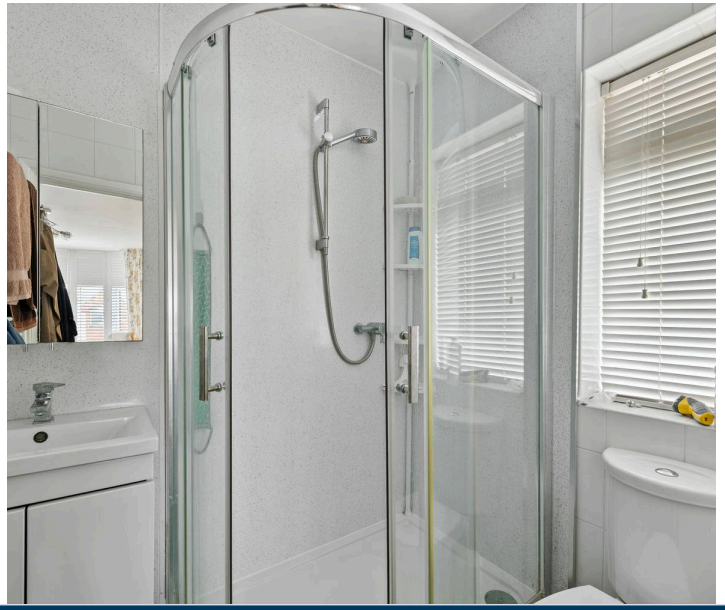

BEDROOM 2
17' 2" x 13' 3" (5.23m x 4.04m)
With walk in bay window to the front elevation with curved radiator below.

BEDROOM 3
13' 11" x 12' 6" (4.25m x 3.82m)
With pvc bay window to the side elevation, radiator, built in cupboards.

BEDROOM 4
9' 4" x 5' 11" (2.85m x 1.81m)
With pvc window to the rear elevation, radiator.

SHOWER ROOM
8' 7" x 5' 11" (2.61m x 1.81m)
With large walk in shower enclosure with glass screen, a range of furniture with inset hand basin and a W.C with concealed cistern, 2 heated towel radiators, opaque pvc window to the side elevation.

OUTSIDE
The property is approached via a sweeping gravelled driveway providing ample parking and is bordered by lawned gardens with inset trees. A gravelled path leads around to the side of the house to the Entrance Hall.

The beautifully mature landscaped gardens comprise of three areas. Adjacent to the house is a paved seating enclosed by a low wrought iron fence and hand gate which opens onto a large lawned garden with mature shrubs beds and inset trees, a feature pond with decked seating area and rockery bed. oil tank and oil central heating boiler, space for bins. A central shaped path leads to the rear section of the garden which is separated by a low picket fence with hand gate and includes lawned areas, raised netted vegetable beds, 2 greenhouses and a garden shed.

GARAGE
16' 10" x 10' 8" (5.14m x 3.25m)
With electric roller shutter door, pvc window to the side elevation and opening to:-

WORKSHOP
11' 11" x 9' 9" (3.64m x 2.97m)
With pvc window and door to the rear garden. The agents note that the garage could be opened up again by removal of this partition wall.

TENURE
Freehold.

SERVICES
The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING
By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX
Charging Authority – East Lindsey District Council Band C - 2026/27 - £2027.31

AGENTS NOTES
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.








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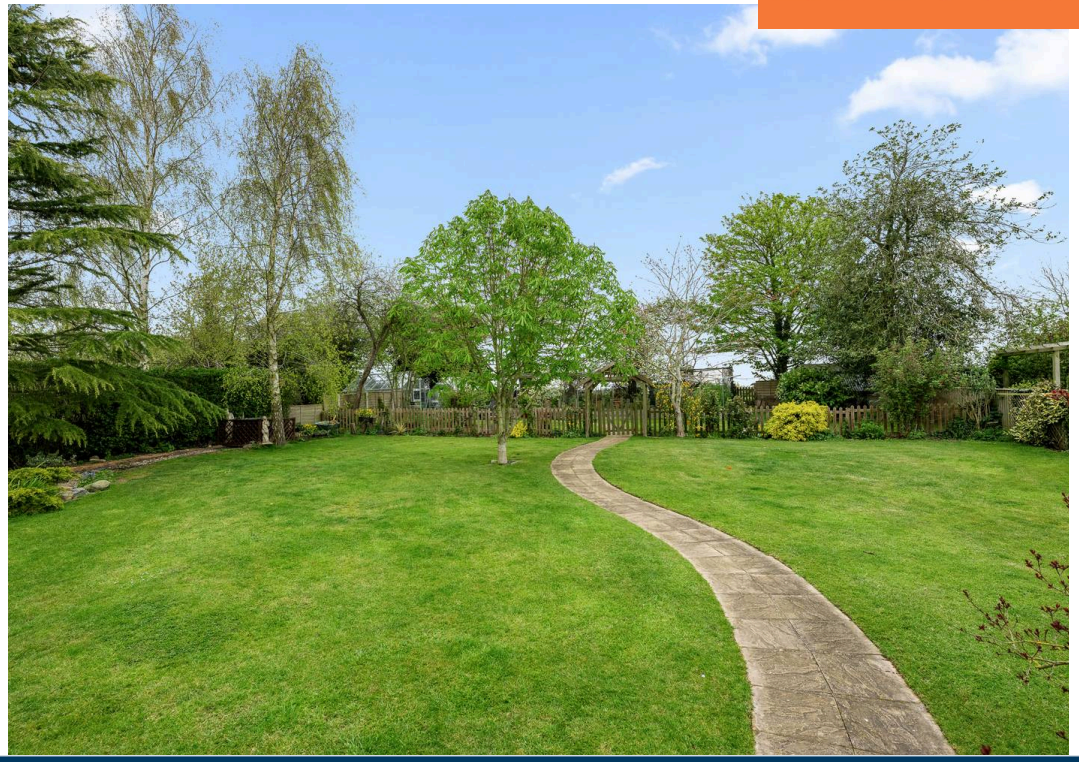

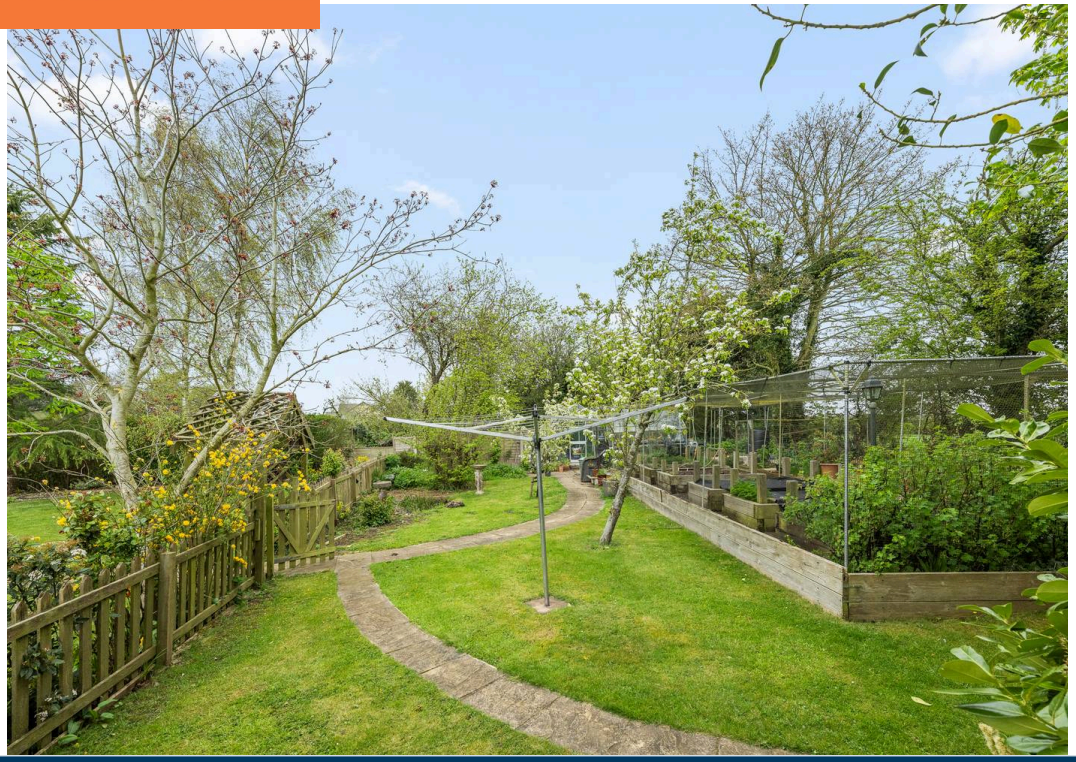



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Total area: approx. 203.0 sq. metres (2185.5 sq. feet)

Newton Fallowell Estate Agents

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